

# MAJOR WORKS

John Logelfo  
126 West Main Street  
LaBella Slices & Ices

Addition of patio at rear  
of the Building

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: 126 West Main Street – Changes to Rear of Building

A request has been made by Mr. John Logelfo for a Certificate of Appropriateness to add a dining patio at the rear of the property located at 126 West Main Street. Please review the Design Guidelines, specifically Section 3.0 Changes to Existing Buildings Subsection 3.9 Rear Elevations and Section 5.0 New Constructions Subsection 5.3 Additions.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. John Logelfo for a Certificate of Appropriateness to add a dining patio at the rear of the property located at 126 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Subsection 3.9 Rear Elevations and Section 5.0 New Construction Subsection 5.3 Additions.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. John Logelfo for a Certificate of Appropriateness to add a dining patio at the rear of the property located at 126 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Subsection 3.9 Rear Elevations and Section 5.0 New Construction Subsection 5.3 Additions. I further move that the Historic Preservation Commission place the following conditions on the approval:

*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. John Logelfo for a Certificate of Appropriateness to add a dining patio at the rear of the property located at 126 West Main Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Subsection 3.9 Rear Elevations and Section 5.0 New Construction Subsection 5.3 Additions.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

Historic Preservation Commission  
Washington, NC

To: Washington Historic Preservation Commission  
102 East 2nd Street  
Washington, NC 27889

Please use Black Ink

Street Address of Property: 126-W. main Street, Washington, N.C. 27889

Historic Property/Name (if applicable): LA BELLA SLICES & ICES

Owner's Name: Deborah and John Lobredo

Lot Size: \_\_\_\_\_ feet by \_\_\_\_\_ feet.  
(width) (depth)

**Brief Description of Work to be Done:**

CONSTRUCT NEW WOOD DECK PATIO AREA OFF  
REAR ENTRANCE APPROX 22' wide BY 26' LONG  
ON PROPERTY WITH PRIVACY RAILS ON NORTH,  
EAST and WEST SIDES.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
<b>ACTION</b>	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

John Lobredo  
(Name of Applicant - type or print)

126-W. main Street Washington, NC  
(Mailing Address) (Zip Code)

3/20/14 631-804-2926  
(Date) (Daytime Phone Number)

[Signature]  
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until \_\_\_\_\_. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

\_\_\_\_\_  
(Minor Work Auth. Sig.) (Date)

**Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.**

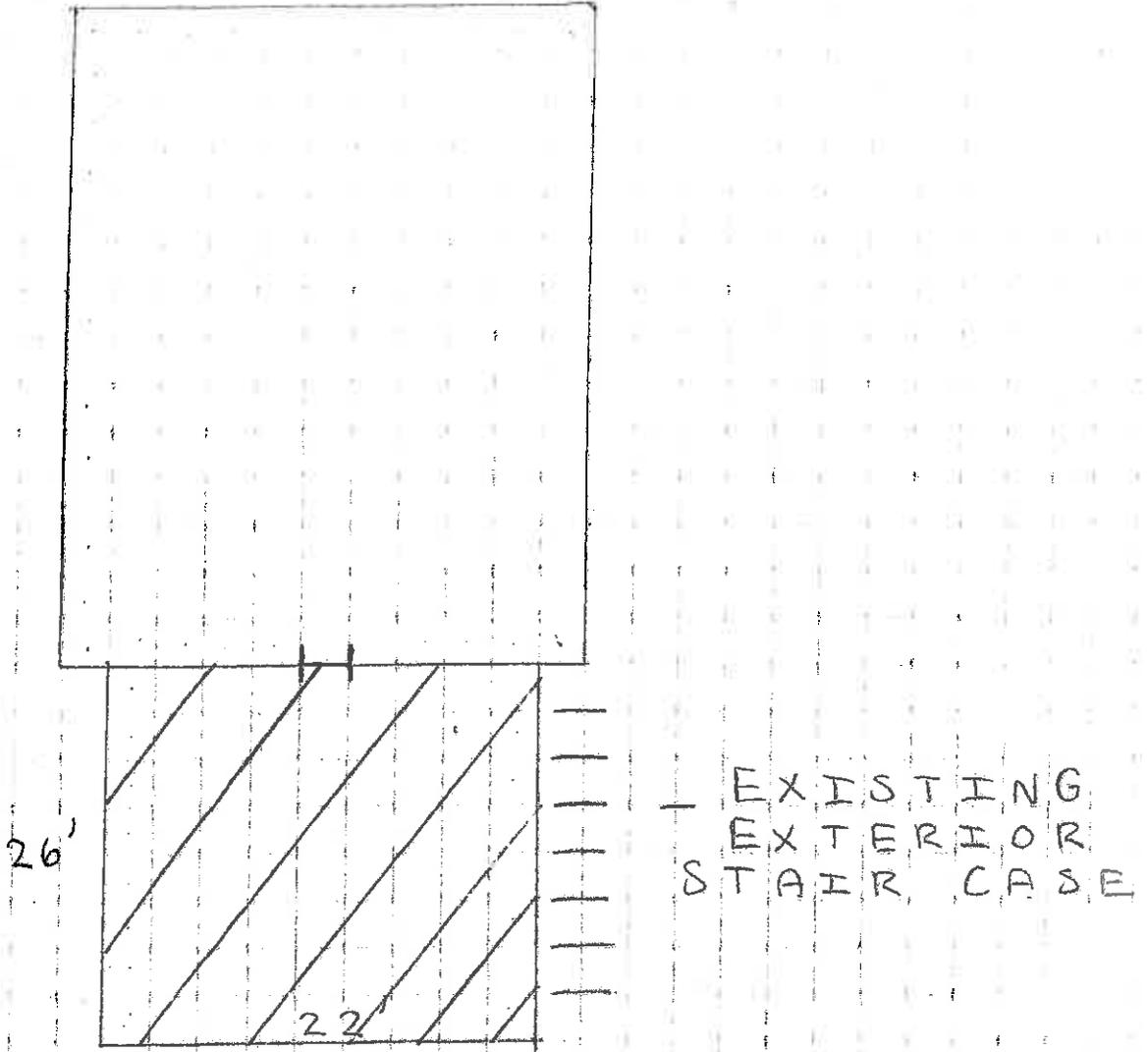
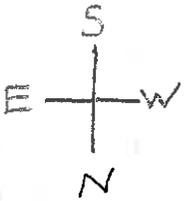


126 West Main Street

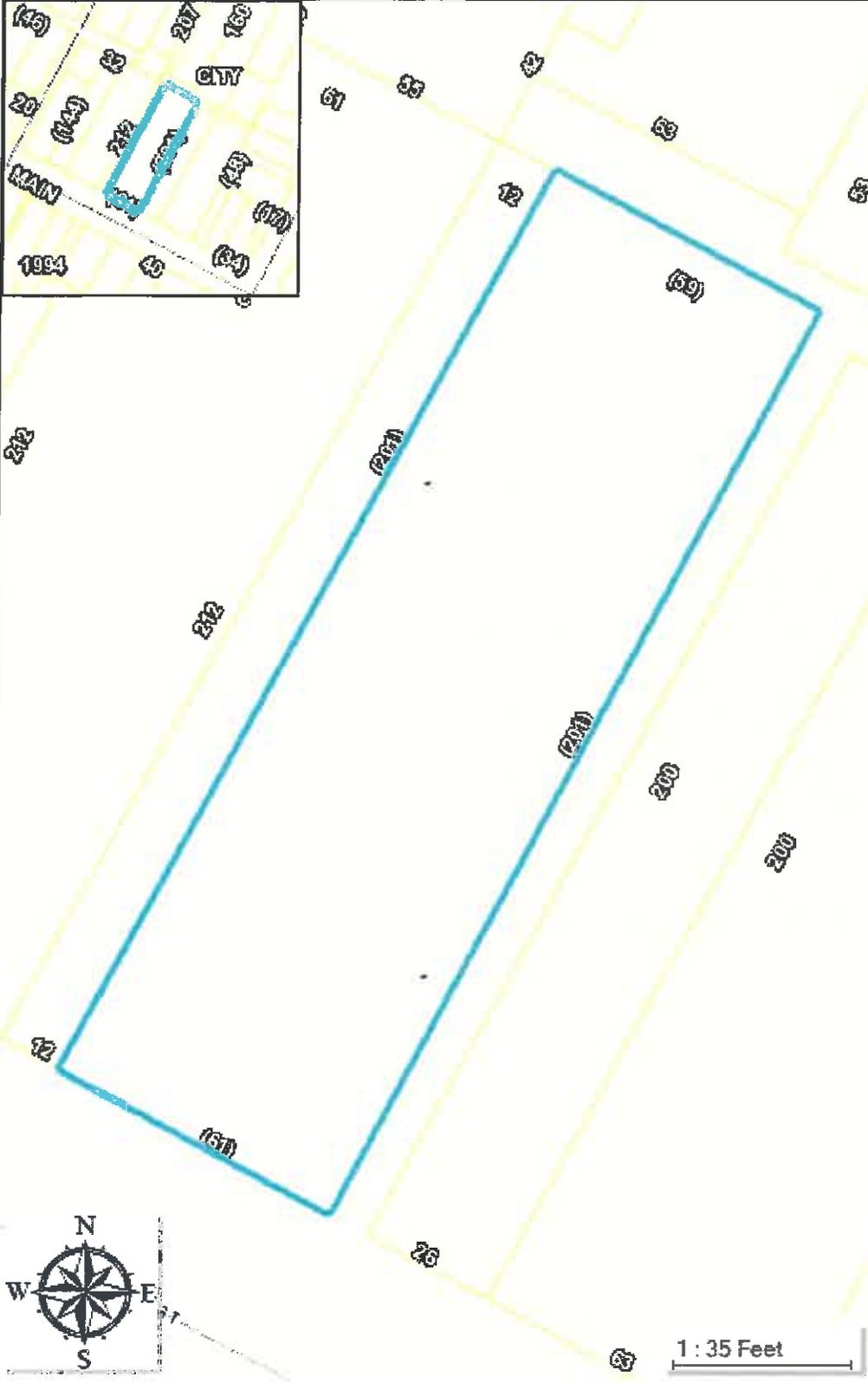
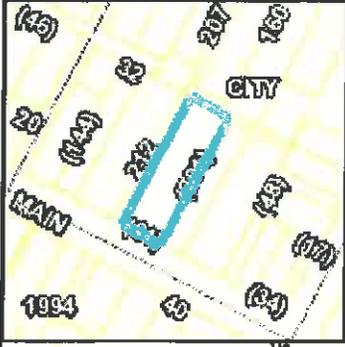


126 West Main Street  
Rear

LABELLA SLICES & ICES  
126 - W. MAIN STREET  
WASHINGTON, N.C. 27889  
W. MAIN STREET  
↓



PROPOSED NEW REAR  
PATIO AREA WITH PRIVACY  
PANELS ON NORTH EAST  
AND WEST AREAS



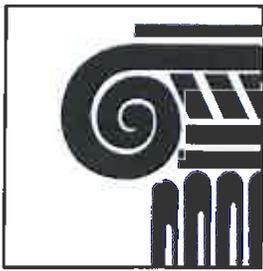
- Parcels
- Property Land Owners
- Annotation
- Interior Tract Lines
- Centerlines
- County Line
- County Line (Solid)
- State





<b><u>OBJECTID</u></b>	<b><u>PIN</u></b>	<b><u>GPIN</u></b>
6678	01011739	5675-88-3151
<b><u>GPIN LONG</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>
5675-88-3151	RAVENWOOD PROPERTIES LLC	
<b><u>MAILING ADDRESS</u></b>	<b><u>MAILING ADDRESS2</u></b>	<b><u>CITY</u></b>
1641 BROOK RUN DRIVE		RALEIGH
<b><u>STATE</u></b>	<b><u>ZIP</u></b>	<b><u>PROPERTY ADDRESS</u></b>
NC	27614	W MAIN ST
<b><u>ACRES</u></b>	<b><u>ACCT_NBR</u></b>	<b><u>MAP SHEET</u></b>
0	871986	567508
<b><u>NBR_BLDG</u></b>	<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b>
1	03/04/2005	1441/0419
<b><u>LAND_VAL</u></b>	<b><u>BLDG_VAL</u></b>	<b><u>DEFR_VAL</u></b>
180900	290508	0
<b><u>TOT_VAL</u></b>	<b><u>NBHD_CDE</u></b>	<b><u>NBHD_DESC</u></b>
471408	CH	COMMERCIAL HISTORIC
<b><u>SUB_CDE</u></b>	<b><u>SUB_DESC</u></b>	<b><u>STAMPS</u></b>
		580
<b><u>SALE PRICE</u></b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
290000	B1H	
<b><u>DISTRICT</u></b>	<b><u>PROP_DESC</u></b>	<b><u>MBL</u></b>
1	2 L 134 140 W MAIN STREET	567508315
<b><u>EXEMPT_AMT</u></b>	<b><u>ROAD_TYPE</u></b>	<b><u>YR_BUILT</u></b>
	P	1940
<b><u>SQ_FT</u></b>	<b><u>NBR_BED</u></b>	<b><u>NBR_BATHS</u></b>
16584	0	4
<b><u>EFF_YR</u></b>		
1970		

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## DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

March 24, 2014

Subject: Certificate of Appropriateness – 126 West Main Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities are required to be notified by the City of Washington. According to the application submitted by Mr. John Logelfo your property is located within 100 feet of the above subject property. Mr. Logelfo has made a request to add a 22' x 26' patio area for dining at the rear of the property located at 126 West Main Street. You are welcome and encouraged to attend the regular meeting of the Washington Historic Preservation Commission. Please note the following date, time, and place:

Date: Tuesday, April 1, 2014

Place: City Hall - Municipal Building, 102 East Second Street.  
Enter from the Market Street side of the building and go to the second floor.

Time: 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning Administrator by phoning 975-9384 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

*John Rodman*

John Rodman  
Planning and Development

**Adjacent Property Owners – 126 West Main Street**

William Mayo, Jr.  
411 River Road  
Washington, N.C. 27889

William E. Jefferson  
PO Box 901  
Washington, N.C. 27889

Jayne Wall  
111 S. Reed Street  
Washington, N.C. 27889

J. Whit Blackstone  
222 Stewart Parkway Ste 204  
Washington, N.C. 27889

L. Wright Properties  
407 Queen Ann Road  
Greenville, NC 27858

Ravenwood Properties  
1641 Brookrun Drive  
Raleigh, NC 27614

Russell A. Smith  
118 West Main Street  
Washington, N.C. 27889

Gayle W. Morgan  
116 River Road  
Washington, NC 27889

Beaufort Co. Arts Council  
PO Box 634  
Washington, NC 27889